

## TIF NEUTRALIZATION SUMMARY

### *City of Rushville*

<u>Allocation Area</u>	<u>Allocation Code/ State TIF Code</u>	<u>2020 Neutral Factor</u>	<u>Pay 2020 Pass-through AV</u>
INTAT	T70001	1.00000	\$0
Allocation Area #1	T70002	0.97036	0
Rush Renewable Energy EDA	T70003	0.96885	0
Downtown Economic Redevelopment Area	T70006	1.00738	0
16th Street Allocation Area	T70007	1.00000	0

FOR INTERNAL USE ONLY  
PREPARED BY BAKER TILLY MUNICIPAL ADVISORS, LLC  
JULY 19, 2019



## TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 50059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Rush  
 Jurisdiction Rushville RDC  
 Allocation Code T70001  
 Allocation Area Name INTAT

## Form Prepared By:

Name Jason G. Semler  
 Unit/Company Baker Tilly Municipal Advisors, LLC  
 Telephone Number (317) 465-1500  
 E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	0
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	5,085,200
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	\$5,085,200
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	5,085,200
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area	\$5,085,200
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.00000
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$0
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$5,085,200
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	4.4303
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$225,290
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	4.4303
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.00000

I, Jodi Harr, Auditor, of Rush County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

7-19-19

Jodi Harr  
 County Auditor (Signature)

Jodi Harr

County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Edmund Bennett  
 Commissioner, Department of Local Government Finance

7/19/19  
 Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Rush  
Jurisdiction Rushville RDC  
Allocation Code T70002  
Allocation Area Name Allocation Area #1

## Form Prepared By:

Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>273,480</u>
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>(71,080)</u>
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$202,400</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>196,400</u>
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area	<u>\$196,400</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u>0.97036</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$265,374</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>(\$68,974)</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>1.4967</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue (Line 12/100) * Line 13)	<u>(\$1,032)</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	<u>1.4967</u>
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	<u>0.97036</u>

I, Jodi Harr, Auditor, of Rush County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

7-19-19

County Auditor (Signature)

Jodi Harr

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

Date (month, day, year)

7/19/19

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56089 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Rush  
Jurisdiction Rushville RDC  
Allocation Code T70003  
Allocation Area Name Rush Renewable Energy EDA

Form Prepared By:  
Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>136,130</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>24,370</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$160,500</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>155,500</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$155,500</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.96885</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$131,890</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$23,610</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>4.4303</u>	
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$1,046</u>	
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	<u>4.4303</u>	
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.96885</u>

I, Jodi Harr Auditor, of Rush County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

7-19-19

County Auditor (Signature)

Jodi Harr

Jodi Harr

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

7/19/19  
Date (month, day, year)



## TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56959 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Rush  
Jurisdiction Rushville RDC  
Allocation Code T70006  
Allocation Area Name Downtown Economic Redevelopment Area

Form Prepared By:  
Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>11,057,397</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>522,013</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$11,579,410</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>12,045,617</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>313,400</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>67,360</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$11,664,857</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00738</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$11,139,001</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$906,616</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>4.4153</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$40,030</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>4.4153</u>
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00738</u>

I, Jodi Harr Auditor, of Rush County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

7-19-19Jodi Harr  
County Auditor (Signature)Jodi Harr

County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name \_\_\_\_\_

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Adrian P. Bryant  
Commissioner, Department of Local Government Finance7/19/19  
Date (month, day, year)



## TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56959 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Rush  
 Jurisdiction Rushville RDC  
 Allocation Code T70007  
 Allocation Area Name 16th Street Allocation Area

Form Prepared By:  
 Name Jason G. Semler  
 Unit/Company Baker Tilly Municipal Advisors, LLC  
 Telephone Number (317) 465-1500  
 E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>0.00</u>
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>0.00</u>
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$0</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>5,800.00</u>
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>5,800.00</u>
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0.00</u>
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0.00</u>
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0.00</u>
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area	<u>\$0</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u></u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u></u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u></u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>4.4153</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>#VALUE!</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	<u>4.4153</u>

2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

I, Jodi Harr Auditor, of Rush County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

7-19-19

Jodi Harr  
 County Auditor (Signature)

Jodi Harr  
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Edley Perout  
 Commissioner, Department of Local Government Finance

7/19/19  
 Date (month, day, year)